



City of Industry Property and Housing Management Authority

REGULAR MEETING AGENDA
MAY 8, 2024
10:30 a.m.

Chair Ken Calvo
Vice Chair Tim Seal
Board Member James Bickel
Board Member Phil Cook
Board Member Timothy O’Gorman

Location: City Council Chambers, 15651 Mayor Dave Way, City of Industry, California

Addressing the Authority:

- < **Agenda Items:** Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker’s Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.
- < **Public Comments (Non-Agenda Items):** Anyone wishing to address the Authority on an item not on the Agenda may do so during the “Public Comments” period. In order to conduct a timely meeting, there will be a one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker’s Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Authority.

At the time of publication, no Board Members intend to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Board Member will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 291 695 621 26

Passcode: ommrRV

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1 657-204-3264 United States

Phone Conference ID: 228 134 646#

Americans with Disabilities Act:

- < In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk’s Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

Agendas and other writings:

- < *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Friday 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*
-

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations
6. **CONSENT CALENDAR**
 - 6.1 Consideration of the Register of Demands for April 10, 2024
RECOMMENDED ACTION: Ratify the Register of Demands for April 10, 2024.
 - 6.2 Consideration of the Register of Demands for May 8, 2024
RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate IPUC officials to pass the bills.
7. **PUBLIC HEARING- NONE**
8. **CLOSED SESSION -NONE**
9. **EXECUTIVE DIRECTOR REPORTS**
10. **AB 1234 REPORTS**
11. **BOARD MEMBER COMMUNICATIONS**
12. **PUBLIC COMMENTS**
13. Adjournment. Next regular meeting: Wednesday, June 12, 2024, at 10:30 a.m.

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

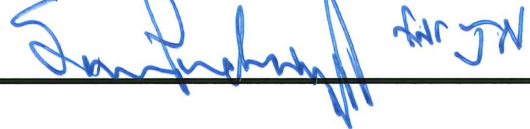
AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting April 10, 2024

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
124	IPHMA - CAPITAL IMPROVEMENT	3,262.50
160	INDUSTRY PROPERTY & HOUSING	54,325.18
TOTAL ALL FUNDS		57,587.68

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
IPHMA.WF.CHK	WELLS FARGO CHECKING	57,587.68
TOTAL ALL BANKS		57,587.68

APPROVED PER EXECUTIVE DIRECTOR



DATE

4.4.24

**Industry Property and Housing Management Authority
Board Meeting
April 10, 2024**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200613	03/13/2024		INDUSTRY PUBLIC UTILITIES	\$2,429.61
	Invoice	Date	Description	Amount
	2024-00001520	03/01/2024	12/18-2/15/24 SVC-HANDORF LOOP IRRIG	\$59.35
	2024-00001522	03/01/2024	12/18-2/15/24 SVC-16200 TEMPLE BUNKHOUSE	\$188.53
	2024-00001523	03/01/2024	12/18-2/15/24 SVC-HANDORF LOOP RD	\$84.31
	2024-00001527	03/01/2024	12/18-2/15/24 SVC-14063 PROCTOR	\$135.07
	2024-00001528	03/01/2024	12/18-2/15/24 SVC-16200 TEMPLE CONDOS A & B	\$345.75
	2024-00001529	03/01/2024	12/18-2/15/24 SVC-16200 TEMPLE CONDOS C & D	\$418.35
	2024-00001530	03/01/2024	12/18-2/15/24 SVC-16212 TEMPLE	\$235.93
	2024-00001531	03/01/2024	12/18-2/15/24 SVC-16217 TEMPLE	\$117.31
	2024-00001532	03/01/2024	12/18-2/15/24 SVC-16218 TEMPLE	\$120.61
	2024-00001533	03/01/2024	12/18-2/15/24 SVC-16220 TEMPLE	\$110.71
	2024-00001534	03/01/2024	12/18-2/15/24 SVC-16224 TEMPLE	\$125.05
	2024-00001535	03/01/2024	12/18-2/15/24 SVC-16227 TEMPLE	\$94.21
	2024-00001536	03/01/2024	12/18-2/15/24 SVC-16229 TEMPLE	\$107.41
	2024-00001537	03/01/2024	12/18-2/15/24 SVC-16238 TEMPLE	\$115.15
	2024-00001538	03/01/2024	12/18-2/15/24 SVC-16242 TEMPLE	\$171.87
200614	03/13/2024		L A COUNTY TAX COLLECTOR	\$112.97
	Invoice	Date	Description	Amount
	8940149062	02/22/2024	SUPP PROP TAX FY 23/24-16224 TEMPLE AVE	\$112.97
200615	03/13/2024		LA PUENTE VALLEY COUNTY WATER	\$1,023.32
	Invoice	Date	Description	Amount
	2024-00001539	03/01/2024	12/18-2/15/24 SVC-15652 NELSON	\$89.52
	2024-00001540	03/01/2024	12/18-2/15/24 SVC-15702 NELSON	\$187.59
	2024-00001541	03/01/2024	12/18-2/15/24 SVC-15714 NELSON	\$112.89

**Industry Property and Housing Management Authority
Board Meeting
April 10, 2024**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	2024-00001542	03/01/2024	12/18-2/15/24 SVC-15722 NELSON	\$133.64
	2024-00001543	03/01/2024	12/18-2/15/24 SVC-15730 NELSON	\$170.99
	2024-00001544	03/01/2024	12/18-2/15/24 SVC-15736 NELSON	\$328.69
200616	03/13/2024		ROWLAND WATER DISTRICT	\$247.55
	Invoice	Date	Description	Amount
	2024-00001524	02/28/2024	1/7-2/6/24 SVC-17217 & 17229 CHESTNUT-IRR	\$57.23
	2024-00001525	02/28/2024	1/7-2/6/24 SVC-17217 CHESTNUT ST	\$113.52
	2024-00001526	02/28/2024	1/7-2/6/24 SVC-17229 CHESTNUT ST	\$76.80
200617	03/13/2024		SOCALGAS	\$30.25
	Invoice	Date	Description	Amount
	2024-00001521	03/06/2024	2/1-3/4/24 SVC-16200 TEMPLE AVE APT 202	\$30.25
200618	03/27/2024		SOUTHERN CALIFORNIA EDISON	\$26.92
	Invoice	Date	Description	Amount
	2024-00001648	03/13/2024	2/12-3/12/24 SVC-20137 E WALNUT DR S	\$26.92
200619	03/27/2024		WALNUT VALLEY WATER DISTRICT	\$65.11
	Invoice	Date	Description	Amount
	4938389	03/13/2024	2/1-3/4/24 SVC-20137 WALNUT DR	\$27.36
	4933958	03/12/2024	2/1-2/29/24 SVC-22002 VALLEY BLVD	\$37.75
200620	04/03/2024		ROWLAND WATER DISTRICT	\$205.31
	Invoice	Date	Description	Amount
	2024-00001691	03/27/2024	2/6-3/5/24 SVC-17217 & 17229 CHESTNUT-IRR	\$47.23
	2024-00001692	03/27/2024	2/6-3/5/24 SVC-17217 CHESTNUT ST	\$87.20

**Industry Property and Housing Management Authority
Board Meeting
April 10, 2024**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	2024-00001693	03/27/2024	2/6-3/5/24 SVC-17229 CHESTNUT ST	\$70.88
200621	04/03/2024		SOCALGAS	\$4.93
	Invoice	Date	Description	Amount
	2024-00001685	03/18/2024	2/13-3/14/24 SVC-22036 VALLEY BLVD	\$4.93
200622	04/10/2024		CNC ENGINEERING	\$11,565.00
	Invoice	Date	Description	Amount
	509918	03/28/2024	GENERAL ENG SVC/MAINT-20137-20249 E WALNUT DR	\$165.00
	509929	03/28/2024	PROFESSIONAL SVC-2/26-3/24/24	\$4,338.75
	509928	03/28/2024	IPHMA-MISC IMPROVEMENTS-22036 E VALLEY BLVD	\$235.00
	509927	03/28/2024	GENERAL ENG SVC/MAINT-15714 NELSON AVE	\$330.00
	509926	03/28/2024	GENERAL ENG SVC/MAINT-16217 E TEMPLE AVE	\$243.75
	509925	03/28/2024	GENERAL ENG SVC/MAINT-22036 E VALLEY BLVD	\$350.00
	509924	03/28/2024	GENERAL ENG SVC/MAINT-16200 TEMPLE AVE UNIT B	\$592.50
	509923	03/28/2024	GENERAL ENG SVC/MAINT-16229 E TEMPLE AVE	\$585.00
	509922	03/28/2024	GENERAL ENG SVC/MAINT-16212 TEMPLE AVE	\$633.75
	509921	03/28/2024	GENERAL ENG SVC/MAINT-15730 NELSON AVE	\$243.75
	509920	03/28/2024	GENERAL ENG SVC/MAINT-15736 NELSON AVE	\$390.00
	509919	03/28/2024	GENERAL ENG SVC/MAINT-16200 TEMPLE AVE UNIT D	\$195.00
	509930	03/28/2024	IPHMA-VARIOUS ROOF REPLACEMENTS	\$3,262.50
200623	04/10/2024		ESPY'S ELECTRICAL SERVICES INC.	\$630.00
	Invoice	Date	Description	Amount
	1323	03/13/2024	ELECTRICAL MAINT SVC-15714 NELSON AVE	\$630.00
200624	04/10/2024		GOODSERVICE APPLIANCE REPAIR	\$330.37

**Industry Property and Housing Management Authority
Board Meeting
April 10, 2024**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	2804	02/29/2024	DRYER REPAIR-16000 TEMPLE ST UNIT D	\$330.37
200625	04/10/2024		IPHMA - PAYROLL ACCOUNT	\$7,000.00
	Invoice	Date	Description	Amount
	MAR-24	03/19/2024	REPLENISH PAYROLL ACCT FOR MARCH 2024	\$7,000.00
200626	04/10/2024		KLINE'S PLUMBING, INC.	\$1,085.00
	Invoice	Date	Description	Amount
	156250211	03/07/2024	PLUMBING MAINT SVC-22306 VALLEY BLVD	\$350.00
	13331	03/05/2024	PLUMBING MAINT SVC-15736 NELSON AVE	\$560.00
	13243	01/18/2024	REPLACE TUB SPOUT IN MASTER BATH-15722 NELSON	\$175.00
200627	04/10/2024		LOWE'S/SYNCHRONY BANK	\$4,852.04
	Invoice	Date	Description	Amount
	989402	03/02/2024	BLACK DISHWASHER-16242 TEMPLE AVE	\$436.35
	982386	03/02/2024	STAINLESS STEEL DISHWASHER-16242 TEMPLE AVE	\$679.12
	988061	03/02/2024	REFRIGERATOR WITH DUAL ICE MAKER-16217 TEMPLI	\$1,580.73
	981080	03/02/2024	DISHWASHER-16000 TEMPLE AVE UNIT A	\$576.82
	983752	03/02/2024	REFRIGERATOR WITH DUAL ICE MAKER-16212 TEMPLI	\$1,579.02
200628	04/10/2024		MORTISE & TENON BUILDING CORP	\$2,977.58
	Invoice	Date	Description	Amount
	156250223	03/26/2024	RODENT PEST PREVENTION@16212 TEMPLE	\$2,977.58
200629	04/10/2024		PURCOR PEST SOLUTIONS	\$1,660.00
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority
Board Meeting
April 10, 2024**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	2112 C	03/15/2024	MARCH 2024-PEST SVC-MULTIPLE HOUSES	\$1,660.00
200630	04/10/2024		SATSUMA LANDSCAPE & MAINT.	\$22,391.72
	Invoice	Date	Description	Amount
	0324EHNHCS	03/18/2024	MARCH 2024 LANDSCAPE MAINT	\$22,391.72
200631	04/10/2024		TEMP AIR SYSTEM INC.	\$950.00
	Invoice	Date	Description	Amount
	18593	03/05/2024	AC MAINT SVC-16212 TEMPLE AVE	\$950.00

Checks	Status	Count	Transaction Amount
	Total	19	\$57,587.68

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.2

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting May 8, 2024

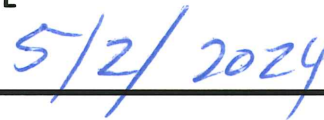
<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
124	IPHMA - CAPITAL IMPROVEMENT	3,847.50
160	INDUSTRY PROPERTY & HOUSING	44,428.72
TOTAL ALL FUNDS		48,276.22

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
IPHMA.WF.CHK	WELLS FARGO CHECKING	48,276.22
TOTAL ALL BANKS		48,276.22

APPROVED PER EXECUTIVE DIRECTOR



DATE



Industry Property and Housing Management Authority
Voided Checks
May 8, 2024

Check	Date	Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking			
200627	04/10/2024	LOWE'S/SYNCHRONY BANK	(\$4,852.04)
	Invoice	VOIDED-CK NEVER RECEIVED	
	989402	03/02/2024 BLACK DISHWASHER-16242 TEMPLE AVE	(\$436.35)
	982386	03/02/2024 STAINLESS STEEL DISHWASHER-16242 TEMPLE AVE	(\$679.12)
	988061	03/02/2024 REFRIGERATOR WITH DUAL ICE MAKER-16217 TEMPLI	(\$1,580.73)
	981080	03/02/2024 DISHWASHER-16000 TEMPLE AVE UNIT A	(\$576.82)
	983752	03/02/2024 REFRIGERATOR WITH DUAL ICE MAKER-16212 TEMPLI	(\$1,579.02)

Checks	Status	Count	Transaction Amount
	Total	1	(\$4,852.04)

**Industry Property and Housing Management Authority
Board Meeting
May 8, 2024**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200632	04/10/2024		SOCALGAS	\$26.29
	Invoice	Date	Description	Amount
	2024-00001732	04/04/2024	3/4-4/2/24 SVC-16200 TEMPLE APT 202	\$26.29
200633	04/24/2024		WALNUT VALLEY WATER DISTRICT	\$68.53
	Invoice	Date	Description	Amount
	4965954	04/10/2024	3/5-4/1/24 SVC-20137 WALNUT DR.	\$30.78
	4961507	04/09/2024	3/1-3/31/24 SVC-22002 VALLEY BLVD	\$37.75
200634	05/08/2024		B2 PRINT, LLC	\$260.77
	Invoice	Date	Description	Amount
	0012513-B	12/20/2023	IPHMA-WINDOW ENVELOPES	\$260.77
200635	05/08/2024		CNC ENGINEERING	\$10,470.00
	Invoice	Date	Description	Amount
	510108	04/25/2024	ADMINISTRATIVE SVC-GENERAL	\$2,992.50
	510107	04/25/2024	CRDNTN FOR ADA RAMP-15714 NELSON AVE	\$285.00
	510106	04/25/2024	CRDNTN FOR HVAC SVC'S-16217 TEMPLE AVE	\$390.00
	510105	04/25/2024	CRDNTN & INSPEC TO PREP FOR TREE PLANTING-220	\$292.50
	510104	04/25/2024	CRDNTN FOR APPLIANCE REPAIR-16200 TEMPLE AVE	\$292.50
	510103	04/25/2024	CRDNTN FOR BATHROOM LEAK REPAIR-16229 E TEMF	\$97.50
	510102	04/25/2024	CRDNTN FOR PEST SVC'S-16212 TEMPLE AVE	\$243.75
	510101	04/25/2024	CRDNTN FOR HVAC & DIAGNOSTIC REPAIR SVC'S-156	\$615.00
	510100	04/25/2024	CRDNTN FOR BUNKHOUSE REPAIRS-16200 TEMPLE A	\$390.00
	510099	04/25/2024	MISC IMPROVEMENTS-17229 CHESTNUT ST	\$438.75
	510098	04/25/2024	CRDNTN OF AWNING REPAIR-16238 E TEMPLE AVE	\$195.00

Industry Property and Housing Management Authority
Board Meeting
May 8, 2024

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	510097	04/25/2024	CRDNTN GARBAGE DISPOSAL REPAIRS-17217 CHESTI	\$243.75
	510096	04/25/2024	CRDNTN BATHROOM REPAIRS-16227 E TEMPLE AVE	\$146.25
	510109	04/25/2024	IPHMA-VARIOUS ROOF REPLACEMENTS	\$3,847.50
200636	05/08/2024		GOODSERVICE APPLIANCE REPAIR	\$499.63
	Invoice	Date	Description	Amount
	2826	03/13/2024	APPLIANCE MAINT SVC-16212 TEMPLE	\$404.63
	2848	03/29/2024	APPLIANCE MAINT SVC-16000 TEMPLE ST UNIT B	\$95.00
200637	05/08/2024		IPHMA - PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount
	APR-24	04/23/2024	REPLENISH PAYROLL ACCT FOR APRIL 2024	\$5,000.00
200638	05/08/2024		KLINE'S PLUMBING, INC.	\$2,915.00
	Invoice	Date	Description	Amount
	13386	04/01/2024	PLUMBING MAINT SVC-17217 CHESTNUT ST	\$420.00
	13387	04/01/2024	PLUMBING MAINT SVC-15652 NELSON AVE	\$307.50
	13418	04/15/2024	PLUMBING MAINT SVC-16227 TEMPLE AVE	\$265.00
	13137	11/16/2023	PLUMBING MAINT SVC-17229 CHESTNUT ST	\$517.50
	13295	02/15/2024	PLUMBING MAINT SVC-15714 NELSON AVE	\$350.00
	13110	11/01/2023	PLUMBING MAINT SVC-15714 NELSON AVE	\$680.00
	13422	04/15/2024	PLUMBING MAINT SVC-22036 VALLEY	\$375.00
200639	05/08/2024		LOWE'S/SYNCHRONY BANK	\$5,288.39
	Invoice	Date	Description	Amount
	989402	03/02/2024	BLACK DISHWASHER-16242 TEMPLE AVE	\$436.35

**Industry Property and Housing Management Authority
Board Meeting
May 8, 2024**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	982386	03/02/2024	STAINLESS STEEL DISHWASHER-16242 TEMPLE AVE	\$679.12
	988061	03/02/2024	REFRIGERATOR WITH DUAL ICE MAKER-16217 TEMPLI	\$1,580.73
	981080	03/02/2024	DISHWASHER-16000 TEMPLE AVE UNIT A	\$576.82
	983752	03/02/2024	REFRIGERATOR WITH DUAL ICE MAKER-16212 TEMPLI	\$1,579.02
	989402A	01/29/2024	STAINLESS STL FRIGIDAIRE DISHWASHER-15714 NELSE	\$436.35
200640	05/08/2024		MORTISE & TENON BUILDING CORP	\$169.14
	Invoice	Date	Description	Amount
	156250233	03/30/2024	HANDYMAN MAINT SVC-15714 NELSON AVE	\$169.14
200641	05/08/2024		PURCOR PEST SOLUTIONS	\$1,660.00
	Invoice	Date	Description	Amount
	2113 C	04/15/2024	APRIL 2024 PEST SVC-MULTIPLE HOUSES	\$1,660.00
200642	05/08/2024		SATSUMA LANDSCAPE & MAINT.	\$25,990.51
	Invoice	Date	Description	Amount
	0424EHNHCS	04/16/2024	APRIL 2024 LANDSCAPE MAINT	\$25,990.51
200643	05/08/2024		TEMP AIR SYSTEM-INC.	\$780.00
	Invoice	Date	Description	Amount
	18797	04/11/2024	AC MAINT SVC-17229 CHESTNUT ST.	\$195.00
	18799	04/10/2024	AC MAINT SVC-15652 NELSON AVE EAST	\$195.00
	18812	04/10/2024	AC MAINT SVC-16217 TEMPLE	\$390.00

**Industry Property and Housing Management Authority
Board Meeting
May 8, 2024**

Check	Date	Payee Name	Check Amount
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IPHMA.WF.CHK - IPHMA Wells Fargo Checking

Checks	Status	Count	Transaction Amount
	Total	12	\$53,128.26